

BLOCK 7 LOT 8 (EX N1/2)
IN OR 2262/781
INTERLACHEN-BY-THE-SEA PB 5/21

COOK MICHAEL H LIVING TRUST/SADLER SUSAN ELIZABETH
1613 N FLETCHER AV
FERNANDINA BEACH, FL 32034

2024

00-00-31-1400-0007-0080



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
NEIGHBORHOOD/LOC	1056.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,256	100	1,256	187,599
DKC	540	10	54	8,066
DKC	452	10	45	6,722
FGR	1,176	55	647	96,638
FOP	72	30	22	3,286
FST	120	55	66	9,858
PTO	40	5	2	298
SFB	480	80	384	57,355
TOTALS	4,136		2,476	369,821

EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0810	CONCRETE A	0	100	0	0	792.00	SF	6.50	6.50
2	0810	CONCRETE A	0	100	51	40	2,040.00	SF	6.50	6.50
3	0810	CONCRETE A	0	100	6	6	36.00	SF	6.50	6.50
4	0810	CONCRETE A	0	100	4	4	16.00	SF	6.50	6.50

LAND DESCRIPTION										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE
1	000100	C	SFR	100		R-1	50.00	150.00	50.00	FF

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	2,476	113.8032	170.70	422,653	1988	1998		0	0	12.50
1 SFR CUST - 100% - 2022											
Heated Area: 1640											
HX Base Yr 2022											
1613 N FLETCHER AV, FERNANDINA BEACH											

TOTAL OB/XF										
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2	0810	CONCRETE A	0	100	51	40	2,040.00	SF	6.50	6.50
3	0810	CONCRETE A	0	100	6	6	36.00	SF	6.50	6.50
4	0810	CONCRETE A	0	100	4	4	16.00	SF	6.50	6.50

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2	0810	CONCRETE A	0	100	51	40	2,040.00	SF	6.50	6.50
3	0810	CONCRETE A	0	100	6	6	36.00	SF	6.50	6.50
4	0810	CONCRETE A	0	100	4	4	16.00	SF	6.50	6.50

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	369,821		
TOTAL MARKET OB/XF VALUE	13,411		
TOTAL LAND VALUE - MARKET	800,000		
TOTAL MARKET VALUE	1,183,232		
SOH/AGL Deduction	470,990		
ASSESSED VALUE	712,242		
TOTAL EXEMPTION VALUE	50,000		
BASE TAXABLE VALUE	662,242		
TOTAL JUST VALUE	1,183,232		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	817,161		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20041630	REPAIR/RRF	3,000	09/10/2004
20002805	XFOB	3,500	04/26/2000
20002490	XFOB	900	03/21/2000
19990315	REMODEL	19,000	04/29/1999
19984454	XFOB	5,000	12/27/1998
4618B	N/A	53,500	12/30/1987

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2262/0800	3/05/2019	WD U	I	I	11
GRANTOR: COOK MICHAEL H					
GRANTEE: COOK MICHAEL H LIVI					
2262/0781	3/05/2019	WD U	I	I	11
GRANTOR: COOK MICHAEL H					
GRANTEE: COOK MICHAEL H LIVI					

BUILDING NOTES										
FST=[YR=1993] W15 S8 E15 N8 \$ FGR=[YR=1993] N10 W26 S36 E36 N36 W10 S18 W15 N8 E15 \$ PTR= E20 DCK=[YR=2004] E40 S10 BAS=[YR=1993] S36 DCK=[YR=1993] S12 W40 N27 FOP=[YR=1993] N8 E9 S8 W9 \$ E4 S15 E36 \$ W36 N15 E5 N8 W5 N13 E36 \$ W36 S13 W4 N23 \$ W20 \$ PTR= N20 SFB=[YR=2004] N20 W24 S8 PTO=[YR=2004] W4 S10 E4 N10 \$ S12 E24 \$ S20 \$.										